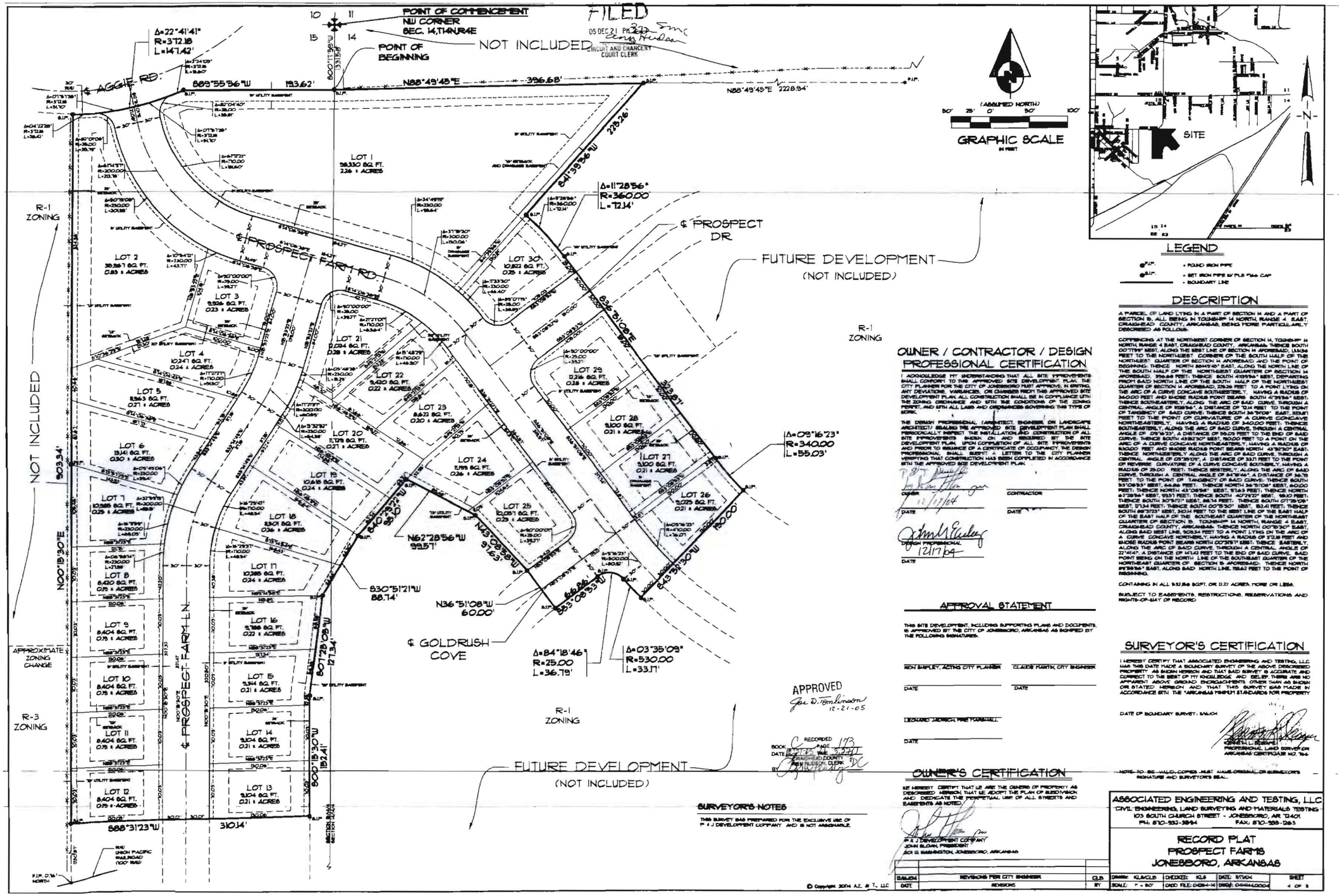

LEGEND

- ● P.I.P. - FOUND IRON PIPE
- ● S.I.P. - SET IRON PIPE W/ PLS 7566 CAP
- ——— - BOUNDARY LINE

DESCRIPTION

A PARCEL OF LAND LYING IN A PART OF SECTION 14 AND A PART OF SECTION 15, ALL BEING IN TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°11'39" WEST, ALONG THE WEST LINE OF SECTION 14 AFORESAID, 331.58 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 14 AFORESAID AND THE POINT OF BEGINNING; THENCE NORTH 88°49'45" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 14 AFORESAID, 396.68 FEET; THENCE SOUTH 41°39'56" WEST, DEPARTING FROM SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 14 AFORESAID, 225.26 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 340.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 41°39'56" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°28'56", A DISTANCE OF 72.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 36°51'08" EAST, 322.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 340.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°16'23", A DISTANCE OF 55.03 FEET TO THE END OF SAID CURVE; THENCE SOUTH 43°51'30" WEST, 150.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 530.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 43°51'30" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°35'09", A DISTANCE OF 33.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°18'46", A DISTANCE OF 36.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 53°08'53" WEST, 66.66 FEET; THENCE NORTH 36°51'08" WEST, 60.00 FEET; THENCE NORTH 43°08'53" EAST, 91.63 FEET; THENCE NORTH 62°28'56" WEST, 99.57 FEET; THENCE SOUTH 40°28'37" WEST, 59.10 FEET; THENCE SOUTH 30°51'21" WEST, 88.74 FEET; THENCE SOUTH 36°51'08" WEST, 60.00 FEET; THENCE SOUTH 00°13'30" WEST, 1331.41 FEET; THENCE SOUTH 88°31'23" WEST, 310.14 FEET; THENCE SOUTH 00°28'08" WEST, 127.34 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15 TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°13'30" EAST, ALONG SAID WEST LINE, 1093.41 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 912.16 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°28'08" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°41'41", A DISTANCE OF 361.40 FEET TO THE END OF SAID CURVE; A DISTANCE OF 361.40 FEET TO THE POINT OF BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 372.18 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°28'08" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°41'41", A DISTANCE OF 147.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 88°49'45" EAST, 193.62 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 14 AFORESAID; THENCE NORTH 00°11'39" EAST, ALONG SAID EAST LINE, 331.58 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 9.32 ± ACRES, OR 0.22 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD

OWNER / CONTRACTOR / DESIGN PROFESSIONAL CERTIFICATION

I ACKNOWLEDGE MY UNDERSTANDING THAT ALL SITE IMPROVEMENTS SHALL CONFORM TO THE APPROVED SITE DEVELOPMENT PLAN, THE CITY PLANNER FOR THE CITY OF JONESBORO MUST APPROVE, IN WRITING, ANY DEVIATIONS, VARIANCES, OR CHANGES FROM THIS APPROVED SITE DEVELOPMENT PLAN. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE ZONING ORDINANCE AND WITH THE CONDITIONS OF THE ZONING PERMIT, AND WITH ALL LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK.

THE DESIGN PROFESSIONAL (ARCHITECT, ENGINEER, OR LANDSCAPE ARCHITECT) SEALING THE APPROVED SITE DEVELOPMENT PLAN SHALL PERIODICALLY INSPECT THE INSTALLATION AND CONSTRUCTION OF ALL SITE IMPROVEMENTS SHOWN ON AND REQUIRED BY THE SITE DEVELOPMENT PLAN. UPON COMPLETION OF ALL SITE IMPROVEMENTS AND PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE DESIGN PROFESSIONAL SHALL SUBMIT A LETTER TO THE CITY PLANNER VERIFYING THAT CONSTRUCTION HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED SITE DEVELOPMENT PLAN.

OWNER — DATE 12/17/04

CONTRACTOR — DATE

DESIGN PROFESSIONAL 12/17/04 — DATE

APPROVAL STATEMENT

THIS SITE DEVELOPMENT, INCLUDING SUPPORTING PLANS AND DOCUMENTS, IS APPROVED BY THE CITY OF JONESBORO, ARKANSAS AS SIGNIFIED BY THE FOLLOWING SIGNATURES.

RON BARFIELD, ACTING CITY PLANNER — DATE

CLAUDE MARTIN, CITY ENGINEER — DATE

LEONARD LEDBETTER, FIRE MARSHALL — DATE

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF PROPERTY AS DESCRIBED HEREON; THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

P & J DEVELOPMENT COMPANY
JOHN BLOUNT, PRESIDENT
P.O. BOX 8668 JONESBORO, ARKANSAS

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY

DATE OF BOUNDARY SURVEY: 9/30/04

KENNETH L. WILSON
PROFESSIONAL LAND SURVEYOR
ARKANSAS CERTIFICATE NO. 764

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL OR SUBMEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
103 SOUTH CHURCH STREET - JONESBORO, AR 72401
PH: 870-932-3864 FAX: 870-935-2263

RECORD PLAT
PROSPECT FARMS
JONESBORO, ARKANSAS

DRAWN: KLM/CLB	CHECKED: KLS	DATE: 9/7/04	SHEET
SCALE: 1" = 80'	DWG FILE: 04364-14	DWG#: 04364LD004	4 OF 8

DATE	REVISIONS PER CITY ENGINEER	BY
	REVISIONS	

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